

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: August 17, 2021

Location: Zoom Teleconference

Called to order: 12:30 p.m.

Members present: Cynthia Dubberley, Tracie Ashe, Amanda Rivera

Members arriving after beginning of the meeting: Beth Jacob

Members absent: John Klingman

I. AGENDA

1. Minutes of the July 20, 2021 meeting

Motion: Approve the minutes.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

2. 3401 St Charles Ave

Application: Detail review of new construction of 115-unit mixed-use development with ground-floor commercial space fronting St. Charles and Louisiana Avenues.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the ARC level. The ARC agreed that the proposed open green space and landscaping was an improvement in the right direction for the treatment of the Louisiana Avenue side and addresses the previous ARC concerns.

The ARC also agreed that:

- Renderings of the proposed perimeter treatment taken at eye-level should be provided so the ARC can better understand how a pedestrian would experience it.
- The building elevations are moving in the right direction, but more details should be provided of the façade, spandrels, canopies, ground floor openings, storefronts and all other elements that will be part of the streetscape.
- The proposed stucco cladding at the penthouses appears generic and the penthouses should be reconsidered so they are less visible and such that the five-story building appears to be a four-story building from the surrounding streets.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

3. 2121 Chartres St

Application: Renovation of existing contributing two-story commercial building and facade demolition of existing non-contributing two-story commercial building as part of a new construction of a 53-unit hotel including a rooftop addition.

Motion: The ARC voted to defer this application for additional review. The ARC agreed that:

- The applicant should further investigate how the proposed building form and façade details relate to the context of the surrounding historic district. A context drawing should be submitted for the next review that shows the proposed design at-scale with the existing surrounding buildings on the Chartres and Elysian Fields block faces.
- There should be more of a differentiation between the existing historic building massing and the newer portion at the corner. The ARC recommended maintaining the existing height differential between the two rather than matching the parapet height of the historic building.
- The proposal must meet the HDLC Guidelines for rooftop additions which require that the new additions and handrails be appropriately set back a minimum distance of 1.5x their height.
- More details should be provided on the proposed façade, stucco joints, railings at the roof, infill of openings and any other proposed permanent or immobile furniture at the roof, such as equipment, shade structures, etc. which may be visible from the public right of way.
- The renderings appear to be flat and should be updated to depict the proposed façade detailing more accurately.
- If the applicant plans to pursue historic tax credits for this project, then Part 2 comments from SHPO should be received before returning for additional ARC review in case their comments require substantial changes to the overall proposal.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

4. 4557 N Rampart St

Application: New construction of one-story building using elements salvaged from 701 S Carrollton Ave schoolhouse building.

Motion: The ARC recommended conceptual approval with the final details to be worked out at the staff level. While the ARC questioned whether the replication of a historic building that was not originally associated with the site was appropriate, they agreed that the project must be reviewed as a new construction since so few salvaged elements were to be used, particularly on the exterior. As a new building, the ARC noted that the scale, massing, materials, and detailing did meet the HDLC guidelines for

new construction and the schoolhouse building type, while not typical for the neighborhood, was appropriate given the proposed use.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

5. 823 St Roch Ave

Application: Renovation of existing contributing one-story, single-family residential building including demolition of 400 SF portion at rear to allow for new rear yard with covered porch and including change of size, location, and type of windows on the façade and side elevations.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed the proposed new fanlight front door and window need some further refinement and recommended the applicant meet with Staff to work out the final details.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

6. 1030 Kentucky St

Application: New construction of a 4,000 SF two-story, two-family residential building.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that increasing the floor-to-floor height would improve the overall vertically of the building. The ARC also noted that the photovoltaic roof covering is to be reviewed separately and was not included in the motion.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

7. 4210 St Claude Ave

Application: Renovation and rooftop addition of dormers to a contributing, two-story commercial building.

Motion: The ARC voted to recommend conceptual with the details to be worked out at the Staff level. The ARC agreed that the proposed dormers be set back six (6) feet from the front wall of the building.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

8. 1209 Feliciana St

Application: Renovation and addition to a one-story, single-family residential building.

Motion: The ARC voted to recommend conceptual with the details to be worked out at the Staff level.

The ARC agreed that cross gable option number one worked best with the overall design. The ARC also noted that for that option, the horizontal band at the gable should be removed.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

9. 548 Fourth St

Application: Renovation and addition of a one-story, single-family residential building.

Motion: The ARC voted for conceptual approval with the details to be worked out at the staff level.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

10. 833-835 Jourdan Ave

Application: New construction of a 2,100 SF two-story, two-family residential building.

Motion: The ARC voted to defer this application for additional review. The ARC agreed that:

- The previous ARC recommendation that the applicant should further study the unusual spacing of the façade door and window bays was not incorporated into the updated drawings. The outermost windows and doors are too close to the building edges creating the appearance that the building is wider than it should be. This should be addressed in the re-submitted drawings.
- The proposed 20'-0" building setback looks too deep relative to the adjacent building setbacks of 8'-0" and 11'-0" and the applicant should reconsider this depth so that it relates more to the adjacent building setbacks.
- The elevations do not provide enough information on the proposed window and building trim, siding, etc. and this should be more clearly indicated on the re-submitted drawings.
- The applicant should clarify the elevations and details regarding how the building meets the ground at the side elevations as the proposed Hardie panel trim is not an appropriate solution.
- More information should be provided on the proposed window types and materials including an updated window section that shows the actual proposed window type rather than the typical HDLC true-divided light wood window detail.

- The applicant should work with Staff to further refine the design of the roof pitch, floor-to-ceiling heights, and all other building details prior to re-submission of final drawings.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

11. 515 Third St

Application: New construction of a 1,875 SF three-story, single-family residential building.

Motion: The ARC voted to defer the application for further study. The ARC recommended making the bump-out on the front façade taller to make the space above the windows appear smaller. A second window should be added at the first-floor front elevation, so the window-to-wall ratio is more proportionate. The ARC agreed that the hip-roof and dormer combination needs further study. The ARC suggested having multiple roof options at the next meeting, including an option with a flat roof and third-floor “camelback”.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

12. 424 Eighth St, Lot 7

Application: Detail review of conceptually approved new construction of a 2,664 SF two-story, single-family residential building.

Motion: The ARC voted to defer the application to give the applicant time to include 3D renderings of the proposal. The ARC recommended including details of the materials and how the edges of the inset balconies will resolve. The ARC recommended pairing the front door and adjacent window.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

13. 424 Eighth St, Lot 8

Application: Detail review of conceptually approved new construction of a 2,664 SF two-story, single-family residential building.

Motion: The ARC voted to defer the application to give the applicant time to include 3D renderings of the proposal. The ARC recommended including details of the materials and how the edges of the inset balconies will resolve. The ARC recommended pairing the front door and adjacent window.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

14. 1464 Camp St

Application: New construction of two-story, single-family residential building.

Motion: The ARC recommended conceptual approval with their recommendations and the final details to be worked out at the staff level. The ARC made the following recommendations:

- The door installed on the constructed example of this building is a better fit for this style than the one shown on the drawings, although it does not need to have arched glass.
- Either the 8'-6" or 11'-6" setback would be acceptable.

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

15. 1531 Governor Nicholls St

Application: Renovation and two-story addition at a two-story, two-family residential building.

Motion: The ARC voted to defer the application for further study of Option B: Roof Hatch. The ARC requested that a view of the rear of the historic house be included at the next meeting. The ARC recommended setting the breezeway back from the street edge, making it narrower, and moving the connection to the far bedroom at the rear. The ARC suggested further study of the location of the metal mesh screening and the opacity of the material.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

16. 1502 St Bernard Ave

Application: Renovation and three-story addition to an existing, two-story commercial building.

Motion: The ARC voted to defer the application for further study. The ARC agreed that the massing of the new addition overwhelmed the historic two-story building. The ARC suggested restructuring the rear of the existing one-story warehouse so that the floor-to-ceiling height is as low as possible at the new addition. The ARC also suggested simplifying the overall massing of the new addition and if possible, bringing it down to two new floors rather than three. The ARC recommended simplifying the storefront windows at the left side of the warehouse.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

17. 3201 St Charles Ave

Application: Removal of existing deteriorated covered parking structures and construction of new aluminum covered parking structures at rear of existing non-contributing three-story, multi-family residential building.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

18. 2921 Chippewa St

Application: New construction of a 3,500 SF, two-story, single-family residential building.

Motion: The ARC voted to defer the application for further study. The ARC made the following recommendations”

- Roof pitch should be changed to 7/12.
- Need 18’ from front wall of house for parking.
- The windows at the front elevation should be double-hung.
- The cornices should be simplified and smaller in scale.
- The brackets were too tall and should be simplified.
- Windows should be added at the side elevations towards the front of the building.
- Transoms above windows are not appropriate and larger windows should be used instead.
- The header heights on the first floor should be raised.
- The eave and decorative cornice on the second-floor should be lowered.

By: Amanda Rivera

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

19. 1406-1412 Mystery St

Application: Renovation and additions, including a one-story garage and a two-story deck, at an existing, two-story, residential building.

Motion: The ARC voted for conceptual approval with the details to be worked out at the staff level. The ARC stated that the existing horizontal banding should be retained. The ARC recommended simplifying the new railing and moving the new double-door on the left elevation further to the left, away from the

existing window. The ARC stated that Bermuda shutters are not appropriate unless historic evidence is found.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

20. 3900 Dauphine St

Application: Single story addition to existing, two-story, two-family residence.

Motion: The ARC voted to recommend conceptual with the details to be worked out at the Staff level.

The ARC agreed that if the proposed fencing material is not opaque, the design would need further review by the ARC.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

21. 5807 Royal St

Application: New construction of a 1,800 SF one-story, single-family residential building.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that:

- The applicant should confirm the base flood elevation.
- All windows must be recess mounted and must have 5/4" x 4.5" wood trim casings, drip caps and wood sills.
- The proposed pediment window trim at the front façade appears out of scale with the proposed building and the ARC recommended reducing the size of the trim or removing them.
- The plans and elevations must be coordinated so that they match.
- The double-transom type windows proposed for the right-side elevation should be replaced with normal height windows.
- The applicant should work with Staff to further refine the building details.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

22. 3607 Magazine St

Application: Modifications to second floor porch railing to make code-compliant and replacement of one existing second floor window with a door.

Motion: The ARC recommended conceptual approval with their recommendations and the final details to be worked out at the staff level. The ARC made the following recommendations:

- The new railing should be simplified as much as possible. Any rails below the existing wood rail that are not necessary to meet the 42" required height should be eliminated, particularly the mid-rail that will be visible through the balusters.
- To further minimize the profile of the new railings, flat bars should be used instead of square tubes.
- A thicker mullion should be added to the new door to mimic the look of the sash rail on the existing windows.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

23. 3151 Dauphine St

Application: Installation of wood gallery to existing two-story, single-family residential building.

Motion: The ARC voted to recommend conceptual with the details to be worked out at the Staff level.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments: Lighting could be installed within the gallery ceiling but is not required.

24. 1317 Coliseum St

Application: Renovation of two-story multi-family building including addition of two new dormers.

Motion: The ARC recommended conceptual approval with their recommendations and the final details to be worked out at the staff level. The ARC made the following recommendations:

- The door installed on the constructed example of this building is a better fit for this style than the one shown on the drawings, although it does not need to have arched glass.
- Either the 8'-6" or 11'-6" setback would be acceptable.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments:

25. 630 Mandeville St & 2330 Royal St

Application: New construction of two (2) two-story residential buildings within footprint of two existing connected non-contributing one-story warehouse buildings.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level.

By: Beth Jacobs

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, Tracie Ashe, Amanda Rivera, Beth Jacob

Opposed:

Comments: